

## 2 Bedroom Apartment for Sale in Limassol - Agia Fyla

2-Bedroom Apartment – Comfort, Functionality, and Prime Location

This two-bedroom apartment offers the perfect balance between space, privacy, and convenience. The open-plan living area is designed for modern lifestyles, with a seamless connection to a generous balcony that becomes an extension of your living space. Ideal for entertaining guests or enjoying quiet evenings, the balcony benefits from the city’s lively energy while maintaining a private feel.

The kitchen is a chef’s delight, with high-quality finishes, sleek worktops, and optimal storage. The master bedroom includes a private en-suite bathroom, while the second bedroom—spacious and versatile—can serve a...

### Property Info

Covered Area  
Covered Veranda

**101**  
**23**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Bathrooms

**235771**  
**Apartment**  
**2**

### Amenities

- Parking

### Location

**Location:** Limassol - Agia Fyla Region: **Limassol**

## Price: €434 000 + VAT

VAT for this property is **€21,700** or **€82,460**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€13 960.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 297.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

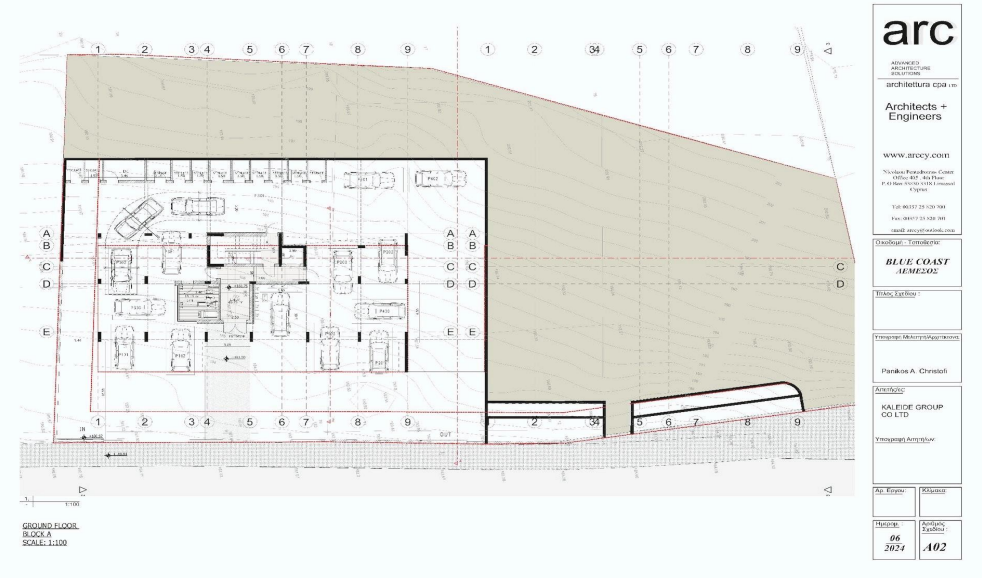
## Price change history

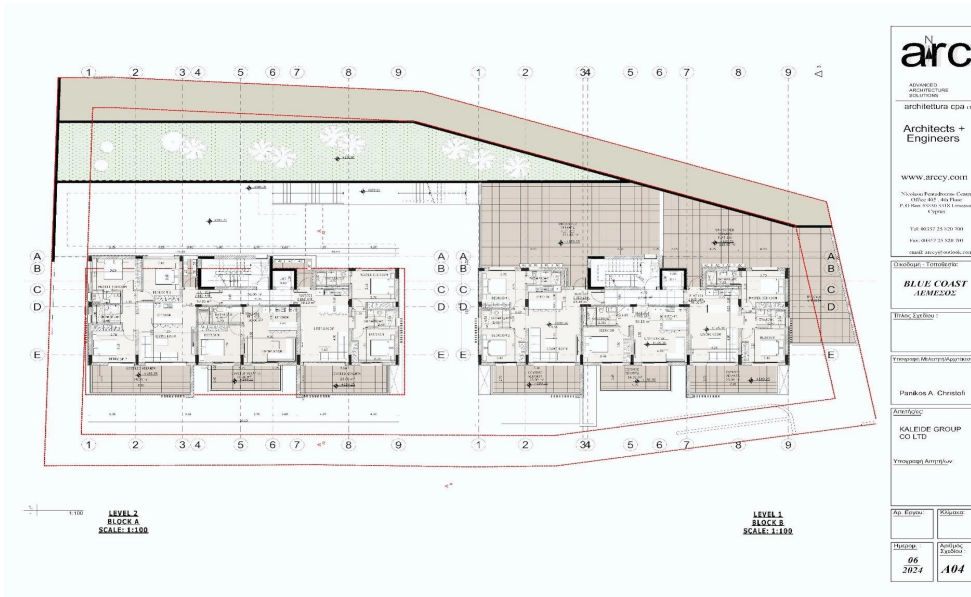
€435 000 on Mar 11, 2025

€434 000 on Aug 17, 2025









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 Tel: 00357 22 520 700  
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 email: info@arc.cy

Project: **BLUE COAST  
 JEMEZ02**

Phase: **Exterior**

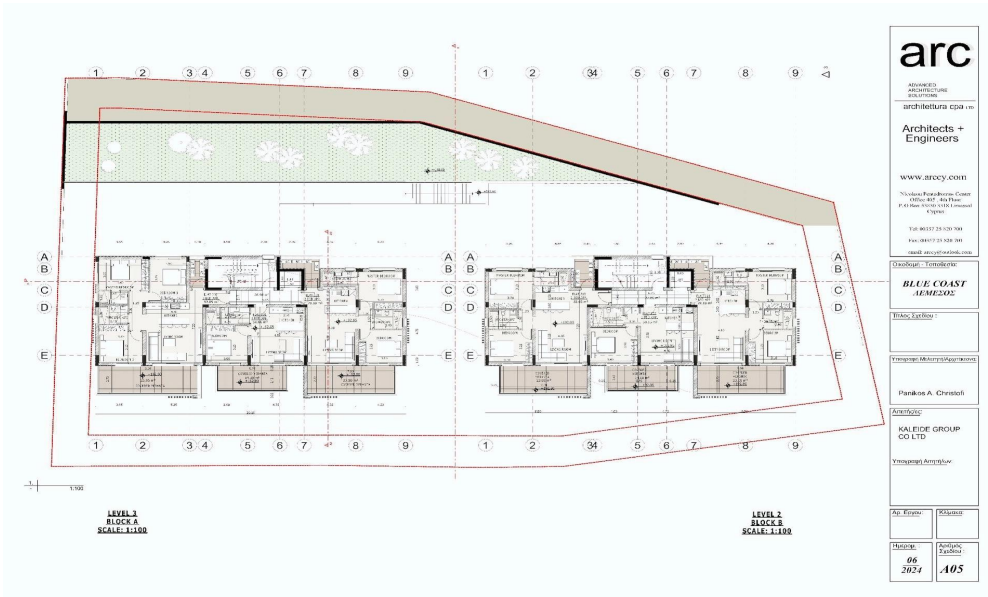
Prepared: **Marios Agapiou**

Partner: **Pantelis A. Christofi**

Architect: **KALIFE GROUP  
 CO LTD**

Yenişapım: **Armutçular**

|                    |      |     |
|--------------------|------|-----|
| Revizyon:          | 06   | 06  |
| Yayınlanma Tarihi: | 2024 | A04 |



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Yenişapım: **Armutçular**

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| Yayınlanma Tarihi: | 2024 | A05 |



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Phase: **Exterior**

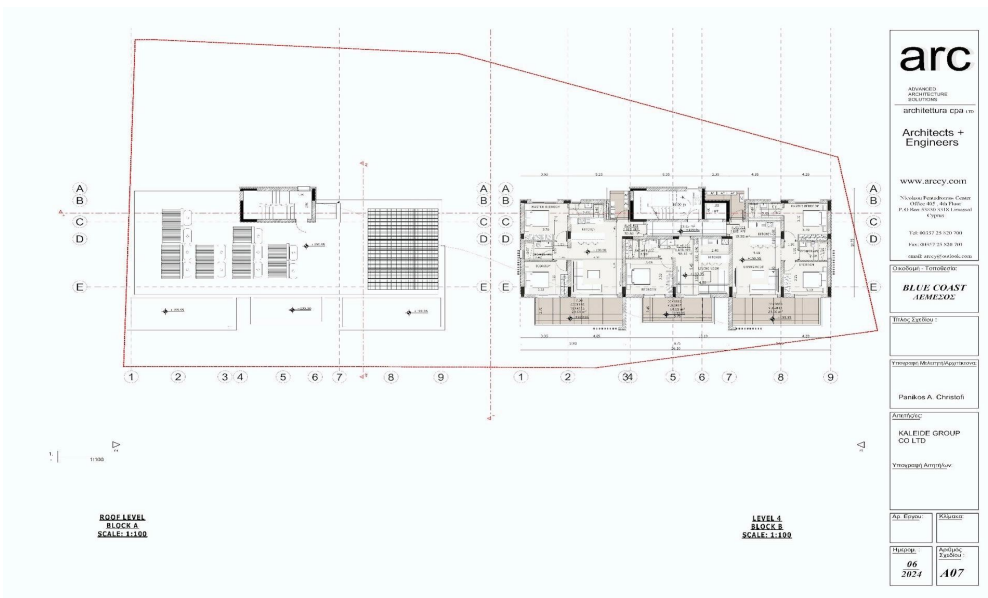
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Partner: **Pantelis A. Christofi**

Architect: **KALIFE GROUP  
 CO LTD**

Yenişapım: **Armutçular**

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| Revizyon:          | 06   | 06  |
| Yayınlanma Tarihi: | 2024 | A06 |



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| Revizyon:          | 06   | 06  |
| Yayınlanma Tarihi: | 2024 | A07 |